



City of Seattle – Seattle Public Utilities
Seattle Municipal Tower (SMT)
700 Fifth Avenue, Suite 4900
P.O. Box 34018
Seattle, WA 98124-4018

File Number: 2012_032
Date: November 9, 2012

SEATTLE PUBLIC UTILITIES NOTICE OF VIOLATION AND ORDER FOR CORRECTIVE ACTION AND PENALTY

Name: Rainier Commons LLC
Attn: Vered Mizrahi

Address: 918 S. Horton Street, Suite 1018
Seattle, WA 98134

Rainier Commons LLC owns property parcels at 3100 Airport Way S, Seattle. Stormwater catch basins associated with this site lie in the Burlington Northern Santa Fe Railway Co. right-of-way between the Tully's retail coffee shop and the old Rainier Brewery building complex at this location. In 2004, sediment samples were collected from catch basins associated with the Rainier Commons property. This included samples of public catch basins in the City right of ways on Airport Way S and S Stevens Street as well as samples collected from catch basins within the Rainier Commons complex. The 2004 sediment samples were analyzed for PCB and found to be at levels of concern that triggered investigation and cleaning. Sample locations are shown on figure 1.

Locations	PCBs (mg/kg dw)					Screening Criteria ^a	
	Sampling Dates					SQS/LAET ^b	CSL/2LAET ^c
	08/31/04	01/09/08	01/10/08	07/06/12	09/18/12		
TUL-CB3 (RCBSTEV4)	23	189		12.4		0.13	1.0
TUL-CB2		8.4		8.2		0.13	1.0
TUL-CB1 [†] (RCBSTEV1)	17.0	17.1				0.13	1.0
RCB37	10.2		9.75				
MH259					7.3	0.13	1.0

- Criteria used to screen storm drain sediment for contaminants are based on the state sediment management standards (WAC 173-204)
- Sediment quality standard/lowest apparent effects threshold
- Cleanup screening level/second lowest apparent effects threshold

In late 2005, SPU conducted a stormwater pollution prevention inspection of Rainier Commons. As a result of this inspection, SPU sent a corrective action letter dated November 22, 2005 that required cleaning of all catch basins located on site. Additionally, the corrective action letter requested that Rainier Commons investigate their property for the source of the PCBs found in the catch basins. Subsequent investigation discovered that the exterior surface of many of the buildings located on this property had been painted with a coating containing high levels of PCB and was the likely source of PCB in the catch basins.

RCLLC 0012559

Old Brewery

PCBs in building paint

- 2004: Found 10 mg/kg PCBs in ROW catch basin
- 20,000 mg/kg in exterior building paint
- EPA TSCA site
- SPU jetted and cleaned lines
- Owner installed filter fabric in CBs
- Owner pilot testing paint removal techniques



